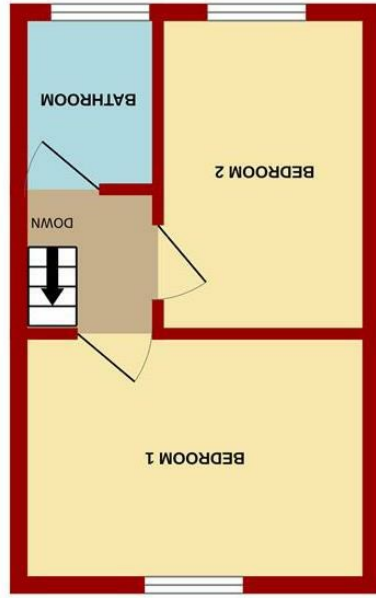
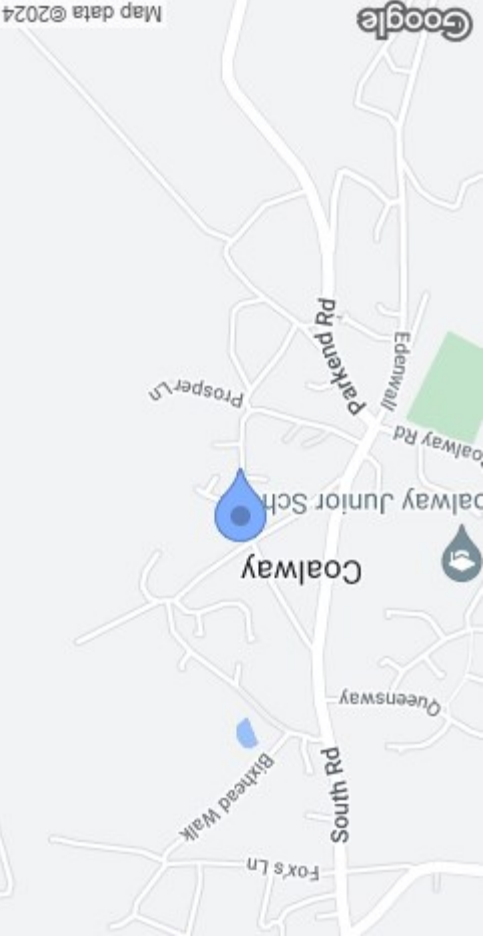


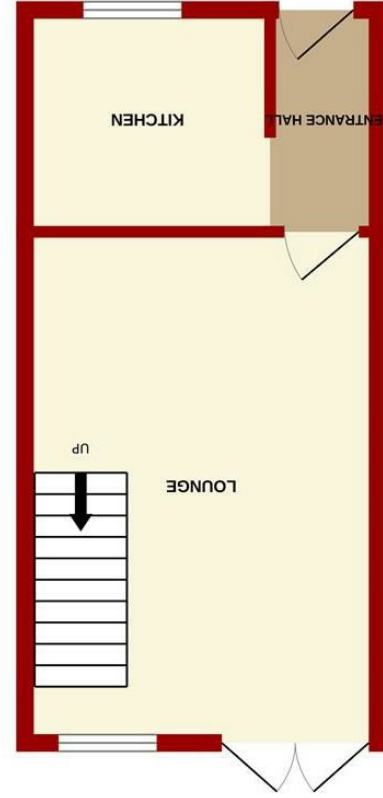


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 G 100-120 kWh/m <sup>2</sup> per year (standard)	 4 100-120 g/m <sup>2</sup> per year (standard)



1ST FLOOR  
 227 sq.ft. (21.0 sq.m.) approx.



GROUND FLOOR  
 290 sq.ft. (26.9 sq.m.) approx.

TOTAL FLOOR AREA: 516 sq.ft. (48.0 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Mapbox ©2024



33 Birch Park  
 Coalway, Coleford GL16 7RU



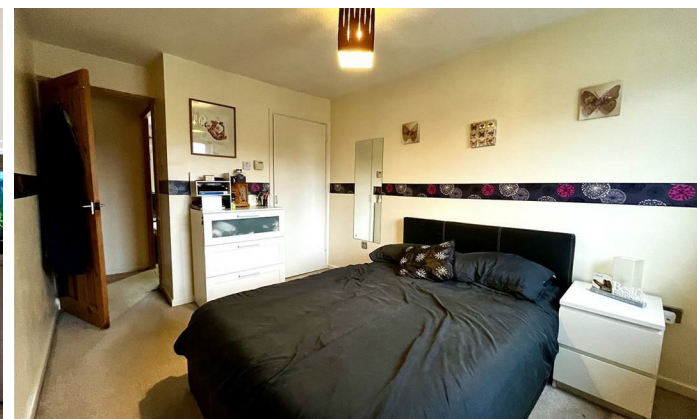
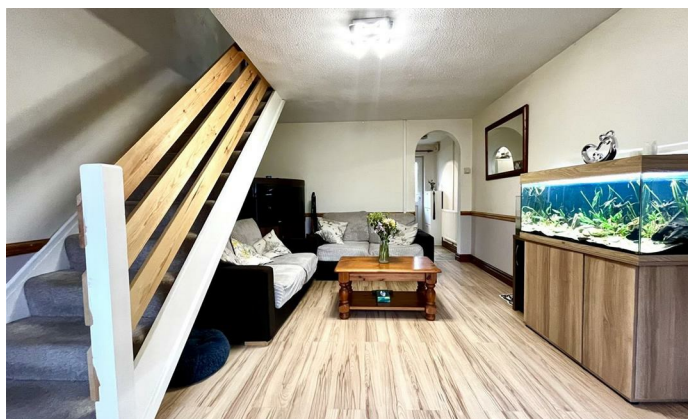
**£189,950**

**\*IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY\***

A WELL PRESENTED TWO BEDROOM TERRACED PROPERTY BENEFITTING FROM DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, ENCLOSED GARDENS AND PARKING FOR TWO CARS.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, Shops, Chapel, Public Houses, Park with Recreation Ground and a Football Club.

The neighbouring town of Coleford offers further facilities to include 2 Golf Courses, various Shops, Post Office, Bank, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



The property is accessed via a partly glazed upvc door into:

#### **HALLWAY**

Radiator, power points, internet point. Opening into:

#### **KITCHEN**

7'04 x 8'02 (2.24m x 2.49m)

Range of base, wall and drawer mounted units, plastic sink and drainer unit with taps over, built in oven, built in hob, space for washing machine, space for fridge freezer, power points, front aspect upvc double glazed window.

#### **LOUNGE**

17'02 x 11'10 (5.23m x 3.61m)

Power points, TV point, radiator, stairs lead to the first floor, rear aspect upvc double glazed window. Rear aspect upvc double glazed patio door leading out to the garden.

FROM THE LOUNGE, STAIRS LEAD TO THE FIRST FLOOR:

#### **LANDING**

Access to loft space, power points. Door into:

#### **BATHROOM**

7'11 x 4'10 (2.41m x 1.47m)

Front aspect upvc double glazed frosted window, panelled bath with taps over, wash hand basin, close coupled W.C, radiator.

#### **BEDROOM 1**

8'09 x 8'09 (2.67m x 2.67m)

Rear aspect upvc double glazed window, built in wardrobe space, radiator, power points.

#### **BEDROOM 2**

6'09 x 10'09 (2.06m x 3.28m)

Front aspect upvc double glazed window, radiator, power points.

#### **OUTSIDE**

To the front of the property you have lawn area with a pathway leading to the front door.

#### **REAR GARDEN**

Mostly laid to lawn area, pond, shed, seating area, enclosed by fencing surround. You also have two parking spaces with the property.

#### **SERVICES**

Mains gas, mains electric, mains water, mains drainage.

#### **WATER RATES**

To be advised.

#### **LOCAL AUTHORITY**

Council Tax Band: B  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

#### **TENURE**

Freehold.

#### **VIEWINGS**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

#### **DIRECTIONS**

From Coleford, turn right at the traffic lights signposted Lydney/Chepstow. Proceed along bearing left onto Lords Hill. Continue up the hill for approximately half a mile until reaching the crossroads by the Eski-Market. Turn left here, taking the first right hand turning into Prosper Lane. Proceed along to the end bearing to the left hand side. Follow the road along into Birch Park where the property can be found on the right hand side.

#### **PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)